

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13/7 Cecil Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,310,000

Property Type Townhouse

Suburb Kew

Period - From 29/08/2022

to 28/08/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/745-755 Burwood Rd HAWTHORN EAST 3123	\$1,190,000	09/08/2023
2	7/43 Cecil St KEW 3101	\$1,165,000	01/04/2023
3	4/1086 Burke Rd BALWYN NORTH 3104	\$1,115,000	09/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/08/2023 10:03

Ellie Gong
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price
29/08/2022 - 28/08/2023: \$1,310,000

Comparable Properties



**1/745-755 Burwood Rd HAWTHORN EAST
3123 (REI)**

Agent Comments

3 2 2

Price: \$1,190,000
Method: Private Sale
Date: 09/08/2023
Property Type: Townhouse (Single)



7/43 Cecil St KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$1,165,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Single)

4/1086 Burke Rd BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,115,000
Method: Sale
Date: 09/05/2023
Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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